



TOWNSHIP OF WALL
REGULAR MEETING AGENDA
FEBRUARY 23, 2022

7:00 PM
CONFERENCE ROOM A

Mayor Orender	Yea	Administrator Bertrand	Yea
Deputy Mayor Becht	Yea	Attorney Kean	Yea
Committeeman Farrell	Yea	Township Clerk Lang	Yea
Committeeman Kingman	Absent		
Committeewoman Mangan	Nay		

Sunshine Statement

In compliance with the "Open Public Meetings Act," Chapter 231, P.L. 1975, adequate notice of this meeting has been provided in the following manner: the annual notice was forwarded to the official township newspapers and was posted in the Wall Township Municipal Building. All notices are on file with the Township Clerk.

Clerk Lang took the Roll Call

INTRODUCTION OF **ORDINANCE 12-2022** AN ORDINANCE OF THE TOWNSHIP OF WALL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING ORDINANCE NO. 17-2020 TO REINSTATE THE FORMER ZONING OF R-30 TO BLOCK 909 LOT(S) 1 AND 6 - 5006 MARSHALL ROAD

Re: Repeal Ordinance 17-2020

Motion that **ORDINANCE NO. 12-2022** be adopted as to its first reading and advertised for second reading and public hearing on **March 23, 2022**, at 7:00 pm. Pursuant to law.

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 2-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 243 LOT 7 - 1099 MORRIS LANE - TO THE RR-5 ZONE

Re: Rezone Block 243 Lot 7 - 1099 Morris Lane - to RR-5 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 2-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 3-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 741 LOT 17 - 2610 ALLAIRE ROAD - TO THE R-60 ZONE

Re: Rezone Block 741 Lot 17 - 2610 Allaire Road - to R-60 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 3-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 4-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 893 LOT 9 - 2518 RAMSHORN DRIVE - INTO THE R-30 ZONE

Re: Rezone Block 893 Lot 9 - 2518 Ramshorn Drive - into R-30 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 4-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 5-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 917 LOT 122 - 5104 WEST HURLEY POND ROAD - TO THE CR-40 ZONE

Re: Rezone Block 917 Lot 122 5104 West Hurley Pond Road - to CR-40 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 5-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 6-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

Re: Rezone Block 280 Lot 16.03, 16.04, and 33.01 into R-10 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 6-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 7-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 977 LOT 26 - 2562 ALLENWOOD-LAKEWOOD ROAD TO THE RR-5 ZONE

Re: Rezone Block 977 Lot 26 - 2562 Allenwood-Lakewood Road to RR-5 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 7-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 8-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ESTABLISHING A WOMEN'S LEADERSHIP COMMITTEE OF WALL TOWNSHIP

Re: Women in Leadership

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 8-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 9-2022** AN ORDINANCE AUTHORIZING A VACATION OF SIGHT TRIANGLE EASEMENT ON BLOCK 806, LOT 2 ON THE TAX MAPS OF THE TOWNSHIP OF WALL - 2274 STATE HIGHWAY 34

Re: Vacation of sight triangle easement for Block 806 Lot 2

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 9-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 10-2022** AN ORDINANCE AUTHORIZING A WATER LINE EASEMENT SWAP INVOLVING BLOCK 806, LOT 2 ON THE TAX MAPS OF THE TOWNSHIP OF WALL - 2274 STATE HIGHWAY 34

Re: Water line easement swap for Block 806 Lot 2

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 10-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Consent Agenda:

All items listed on the "Consent Agenda" are considered routine by the Township and will be adopted or approved collectively by a single motion and roll-call vote of a majority of the Township Committee. All items are available for public inspection at this meeting and in the office of the Township Clerk. There will be no separate discussion of these items. If a discussion is desired on any item, it will be considered separately. The Mayor asks if any member of the Township Committee wishes to consider any item separately. If not, he/she requests a **Motion** to approve the items listed. **Motion- Second-Roll Call Vote**

Approval of Minutes:

- o 1/26/2022

Resolution No. 22-0217 - Approval of vouchers for February 10, 2022, through February 23, 2022, in the amount of \$6,316,434.48

Resolution No. 22-0218 - Authorization to execute a contract with H2M for Engineering Services for a drainage analysis for the Pineview Estates Project at a cost not to exceed \$9,750.00

Resolution No. 22-0219 - Authorization for the County of Monmouth Mosquito Control Division to conduct aerial mosquito control operations within the Township of Wall

Resolution No. 22-0220 - Authorization to execute a contract with Warshauer Generator for the purchase of a Generator and Automatic Transfer Switch through State Contract #T2732 at a cost not to exceed \$45,500.00

Resolution No. 22-0221 - Authorization to approve certain personnel matter(s):

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
Dominique Salazar	Police / Part-Time EMT	\$20.00/ hour	02/24/2022
Hilary Addonizio	Recreation/Camp Director	\$25.00/ hour	03/01/2022

Resolution No. 22-0222 - Authorization to execute a contract with Collier Engineering & Design for engineering design services for the Pickleball Courts at Camp Evans at a cost not to exceed \$39,750.00

Resolution No. 22-0223 - Authorization to execute a contract with Feigus office furniture for the purchase of office furniture for the Administration Department through State Contract #A81713 at a price not to exceed \$6,271.33

Resolution No. 22-0224 - Authorization to award the bid for water well maintenance and repair annual contract to A.C. Schultes in an amount not to exceed \$94,490.00 for 2022 and \$101,620.00 for 2023 as a result of a public bid

Resolution No. 22-0225 - Authorization to issue a duplicate tax sale certificate pursuant to Chapter 99 of the public laws of 1997

Resolution No. 22-0226 - Authorization to execute a contract with Core & Main for the purchase of fire hydrants through cooperative purchasing with Southeast Monmouth Municipal Utilities Authority (SMMUA) at a cost not to exceed \$40,752.97

Resolution No. 22-0227 - Authorization to execute Change Order No. 5 in connection with Allenwood Wells No. 10 & 11 for an increase in the amount of \$23,558.42

Resolution No. 22-0228 - Authorization to execute a Letter of Consent for T-Mobile Northeast, LLC to perform work on Township owned property Block 272 Lot 1 - 2700 Allaire Road

Resolution No. 22-0229 - Authorization to execute a Letter of Consent for Dish Wireless to perform work on Township owned property - Block 272 Lot 1 - 2700 Allaire Road

Resolution No. 22-0230 - Authorization to execute a contract with Pilot Electric Company for emergency repairs to Wastewater Pumps on Mueller Lane at a price not to exceed \$79,778.00

Resolution No. 22-0231 - Authorization to amend Resolution No. 21-1111 which authorized the Township to submit the strategic plan for the Wall Community Alliance Municipal Grant for the fiscal year 2023 to accept additional funding

Resolution No. 22-0232 - Authorization to execute an amended contract with Bakes Brewing LLC for the development of Block 4 Lot 1.01 - 1718 Highway 71 for the construction of a brewery pursuant to N.J.S.A. 33:1-10.1b

End of Consent Agenda

Resolution No. 22-0216 - Authorization to discuss matters in private session

Motion - Second – Roll Call Vote

Roll Call –Resolution No. 22-0216

Committeeman Farrell	Motion-Yea
Committeeman Kingman	Absent
Committeewoman Mangan	Second – Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea
Yea	Nay
4	0
Recuse	Absent
0	1



TOWNSHIP OF WALL
REGULAR MEETING AGENDA
FEBRUARY 23, 2022

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MAIN MEETING ROOM

Mayor Orender	Yea	Administrator Bertrand	Yea
Deputy Mayor Becht	Yea	Attorney Kean	Yea
Committeeman Farrell	Yea	Township Clerk Lang	Yea
Committeeman Kingman	Yea		
Committeewoman Mangan	Yea		

Salute to the Flag and a Moment of Silence

Sunshine Statement

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Clerk Lang took the Roll Call

INTRODUCTION OF **ORDINANCE 12-2022** AN ORDINANCE OF THE TOWNSHIP OF WALL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REPEALING ORDINANCE NO. 17-2020 TO REINSTATE THE FORMER ZONING OF R-30 TO BLOCK 909 LOT(S) 1 AND 6 - 5006 MARSHALL ROAD

Re: Repeal Ordinance 17-2020

Motion that **ORDINANCE NO. 12-2022** be adopted as to its first reading and advertised for second reading and public hearing on **March 23, 2022**, at 7:00 pm. Pursuant to law.

Motion - Seconded - Roll-Call Vote

Roll Call –Introduction of Ordinance 12-2022

Committeeman Farrell	Second - Yea
Committeeman Kingman	Absent
Committeewoman Mangan	Yea
Deputy Mayor Becht	Motion - Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
4	0	0	1

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 2-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 243 LOT 7 - 1099 MORRIS LANE - TO THE RR-5 ZONE

Re: Rezone Block 243 Lot 7 - 1099 Morris Lane - to RR-5 zone

Barbara Kris Middletown NJ

- Ms. Kris made inquiries regarding the RR-5 zone and the Township's Master Plan.
 - Administrator Bertrand and Attorney Kean provided additional information regarding the zoning of the property.

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 2-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 2-2022

Committeeman Farrell	Second - Yea
Committeeman Kingman	Absent
Committeewoman Mangan	Motion - Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea
Yea	Nay
4	0
	Recuse
	0
	Absent
	1

Committeeman Kingman arrived

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 3-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 741 LOT 17 - 2610 ALLAIRE ROAD - TO THE R-60 ZONE

Re: Rezone Block 741 Lot 17 - 2610 Allaire Road - to R-60 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 3-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 3-2022

Committeeman Farrell	Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Second - Yea
Deputy Mayor Becht	Motion - Yea
Mayor Orender	Yea
Yea	Nay
5	0
	Recuse
	0
	Absent
	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 4-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 893 LOT 9 - 2518 RAMSHORN DRIVE - INTO THE R-30 ZONE

Re: Rezone Block 893 Lot 9 - 2518 Ramshorn Drive - into R-30 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 4-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 4-2022

Committeeman Farrell	Motion - Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Yea
Deputy Mayor Becht	Second - Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 5-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 917 LOT 122 - 5104 WEST HURLEY POND ROAD - TO THE CR-40 ZONE

Re: Rezone Block 917 Lot 122 5104 West Hurley Pond Road - to CR-40 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 5-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 5-2022

Committeeman Farrell	Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Motion -Yea
Deputy Mayor Becht	Second - Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 6-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 280 LOT 16.03, 16.04, AND 33.01 INTO THE R-10 ZONE

Re: Rezone Block 280 Lot 16.03, 16.04, and 33.01 into R-10 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 6-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 6-2022

Committeeman Farrell	Second - Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Motion - Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 7-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL TO AMEND THE ZONING MAP TO ZONE BLOCK 977 LOT 26 - 2562 ALLENWOOD-LAKEWOOD ROAD TO THE RR-5 ZONE

Re: Rezone Block 977 Lot 26 - 2562 Allenwood-Lakewood Road to RR-5 zone

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 7-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 7-2022

Committeeman Farrell	Motion - Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Second - Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 8-2022** AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ESTABLISHING A WOMEN'S LEADERSHIP COMMITTEE OF WALL TOWNSHIP

Re: Women in Leadership

Upon completion of the Public Hearing followed by public comment, if any, a motion is made to close the Public Hearing and to adopt **ORDINANCE NO. 8-2022** as to its second and final reading and advertise it pursuant to law

Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 8-2022

Committeeman Farrell	Yea
Committeeman Kingman	Yea
Committeewoman Mangan	Motion - Yea
Deputy Mayor Becht	Second - Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 9-2022** AN ORDINANCE AUTHORIZING A VACATION OF SIGHT TRIANGLE EASEMENT ON BLOCK 806, LOT 2 ON THE TAX MAPS OF THE TOWNSHIP OF WALL - 2274 STATE HIGHWAY 34

Re: Vacation of sight triangle easement for Block 806 Lot 2

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Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 9-2022

Committeeman Farrell	Motion - Yea
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Committeeman Kingman	Yea
Committeewoman Mangan	Second - Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

SECOND READING AND PUBLIC HEARING OF **ORDINANCE 10-2022** AN ORDINANCE AUTHORIZING A WATER LINE EASEMENT SWAP INVOLVING BLOCK 806, LOT 2 ON THE TAX MAPS OF THE TOWNSHIP OF WALL - 2274 STATE HIGHWAY 34

Re: Water line easement swap for Block 806 Lot 2

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Motion - Seconded - Roll-Call Vote

Roll Call – Adoption of Ordinance 10-2022

Committeeman Farrell	Yea
Committeeman Kingman	Motion - Yea
Committeewoman Mangan	Second - Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

Consent Agenda:

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Resolution No. 22-0221 - Authorization to approve certain personnel matter(s):

NAME	DEPARTMENT/POSITION	SALARY	EFFECTIVE DATE
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Dominique Salazar	Police / Part-Time EMT	\$20.00/ hour	02/24/2022
Hilary Addonizio	Recreation/Camp Director	\$25.00/ hour	03/01/2022
Andrew Sharkey	Recreation/Camp Director	\$21.00/ hour	03/01/2022

Resolution No. 22-0222 - Authorization to execute a contract with Collier Engineering & Design for engineering design services for the Pickleball Courts at Camp Evans at a cost not to exceed \$39,750.00

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Resolution No. 22-0232 - Authorization to execute an amended contract with Bakes Brewing LLC for the development of Block 4 Lot 1.01 - 1718 Highway 71 for the construction of a brewery pursuant to N.J.S.A. 33:1-10.1b

End of Consent Agenda:

Motion - Second - Roll Call Vote

Roll Call – Consent Agenda

Committeeman Farrell	Motion - Yea
Committeeman Kingman	Second - Yea
Committeewoman Mangan	Yea
Deputy Mayor Becht	Yea
Mayor Orender	Yea

Yea	Nay	Recuse	Absent
5	0	0	0

Public Comment: Opportunity for anyone to comment with a limit of five (5) minutes per speaker

The public comment portion of our meeting is to allow the public to bring to the Committee's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a). The Committee will respect the public's time by refraining any comment until the speaker has finished with their allotted time. It should be further noted that the

public comment portion of our meeting is not structured as a question-and-answer session. If a member of the public has questions, they seek answers to, an appointment can be made with the Township Administrator's office during regular business hours. The attorney will regulate the time during the comment portion of our meeting.

George Beyer - 2862 18th Avenue:

- Mr. Beyer spoke against the Memorandum of Understanding for Block 800 Lot 22. He spoke of the history of his property and the wildlife of the area. Mr. Beyer discussed his fear of eminent domain.

Edward Liston Attorney - Representing Thomas Smith 1800 Murray Drive:

- Attorney Liston spoke of the Memorandum of Understanding between Edgewood Properties and the Township. He noted that he intends to fight any zoning changes for the development.

Joseph Pancza - 217 Club Drive:

- He discussed his concern of the passing of Resolution No. 22-0214 and the timing of its placement of the agenda. He noted his opposition of the Resolution.

Anthony Mazza – 936 Curtis Avenue

- He discussed his vested interest of the aesthetics of the Township. He said it would be a travesty to destroy such a beautiful property as the 18th Avenue property.

Mayor Orender:

- Mayor Orender explained the Affordable Housing Obligation the Township is under. He noted that the Committee is not in favor of over-development. He said that he and his colleagues are trying to defend and maintain the beauty of the Township.

Committeeman Farrell:

- Committeeman Farrell explained that the Developer of that property intended to build 950 units on that property and the Township was able to stop that.

Inaudible shouting from the audience ensued.

Douglas and Linda Nitch - 354 Volley Court:

- Mr. Nitch noted his discontentment with the process in which the MOU was agreed upon.

Administrator Bertrand:

- Administrator Bertrand explained the process of the development of 18th Avenue in comparison to Peddler's Village. Administrator Bertrand further contended that Wall Township has been proactive in their approach to affordable housing.

David Sabonjian - 3130 18th Avenue:

- He said that he was disappointed with the Township and the proposed development. He pontificated that if the Township had done a better job with Peddler's Village, the Township would not have needed to make another "bad deal".

Mayor Orender:

- Mayor Orender and members of the audience had an inaudible sidebar.

Attorney Kean:

- Attorney Kean explained the need to maintain order to create a record.

David Sabonjian - 3130 18th Avenue:

- He spoke to the perceived lack of transparency of the Township.

Mayor Orender:

- Mayor Orender continued to discuss the proposed development with members of the audience.

Diane Beyer - 2862 18th Avenue:

- Ms. Beyer clarified the history of the sale of the property of 18th Avenue. She spoke to the size of the development intended for the property. She described the various forms of wildlife that exist in the area. She asked that the Committee protect the iconic property. She continued to state her opposition.

Deputy Mayor Becht:

- Deputy Mayor Becht spoke to the 18th Avenue property. He maintained that the Township is required to go through regulatory process. He welcomed public input and engagement in the process.

Secretary of the board for Allaire Country Club Estates:

- She discussed the development in the Township. She made suggestions for the property and cited her opposition.

Firefly Farm and Stables - 2902 18th Avenue:

- She discussed her objection to the potential development of the property on 18th Avenue. She asked if an

environmental impact study has been conducted and if one would. She asked how eminent domain could be used for a private developer for profits.

Dawn Forgeron - 361 Volley Court:

- Ms. Forgeron asked how she and the community could help.

David Sabonjian - 3130 18th Avenue:

- He discussed the intent of the developer.

Janet Stevens - 151 Tennis Court:

- Ms. Stevens briefly described her tenure in the Township. She implored the Township to maintain the integrity of the property.

Planner Kendra Lelie:

- Ms. Lelie explained that she is a professional planner in the State of New Jersey and has been practicing for 28 years.
- She explained the issues with the inclusionary projects in the Township and their constitutional obligation to be compliance with affordable housing. She explained the consequences for noncompliance.
- Ms. Lelie noted that the Township's third round obligation was 1,500. She discussed the Township's former obligation and their commitment to compliance. She maintained that the process for compliance has grown significantly more complicated since 2015. She explained that the Council of Affordable Housing was stripped of their legal reign and that it was given to the courts. She noted that because of the new process with the court, municipalities have been working within the new framework.
- She explained that the Township could lose their immunity and be subject to a Builders Remedy lawsuit. She noted that Builders Remedy would strip the municipality to impose any of their zoning and resolution compliance that they are typically allowed to require.
- She discussed the mechanisms in which a municipality can comply:
 - Inclusionary housing which is 80% market rate units and 20% affordable units – private capital to subsidize affordable housing
 - 100% municipally sponsored affordable housing which is when the municipality subsidizes a project, and a nonprofit developer develops the project for affordable housing units. She explained that the State will not allow 100% of a municipalities obligation to be filled this way.
- She further explained the various nuances associated with municipal affordable housing obligations and how to comply.
- Ms. Lelie highlighted parts of the process in which the public would be permitted input:
 - The amendment to the settlement agreement with Fair Share Housing Center.
 - Compliance and fairness hearing at the court in which the public will be permitted input.
 - Planning Board will adopt an amended fair share housing plan.
 - Ordinance adoption for zone change
 - Site plan approval from the Planning Board by the developer

Administrator Bertrand:

- Administrator Bertrand asked that Ms. Lelie highlight the upcoming fourth round of affordable housing.

Planner Kendra Lelie:

- Ms. Lelie noted that the Township is considering how the Township will be affected by the fourth round of affordable housing in 2025.

Mayor Orender:

- Mayor Orender asked that Ms. Lelie clarify the public improvements that the Township would be required to fund if they were subject to a Builders Remedy Lawsuit; she noted it is highly likely that the Township would be required to fund those improvements.

George Beyer - 2862 18th Avenue:

- Mr. Beyer asked if his input would affect any change in the Township's decisions.

Planner Kendra Lelie:

- Ms. Lelie explained that the Township does not have a legal binding agreement at this time, but that the MOU notes the Township's intention to fulfill its obligation.
- She noted that at the court level the public will be able to present their case. She also noted that at the Planning Board level, adjacent properties will have input on things like buffers.
- Ms. Lelie discussed the environmental impacts and affordable housing's requirement to abide by NJDEP

regulations.

- She discussed the challenges of inclusionary housing.

Administrator Bertrand:

- Administrator Bertrand provided a history of the Township's fight against affordable housing. He noted the impact of the Jacobson Ruling. He explained the role of Fair Share Housing Center as a nonprofit interest group and not ground as a legal authority.

Attorney Kean:

- Attorney Kean spoke to the integrity of affordable housing as a public policy. He explained the philosophical belief system behind affordable housing. He noted his opposition to the affordable housing policy at the State level.

Administrator Bertrand:

- Administrator Bertrand implored farm owners to go to the farmland preservation program.

Planner Kendra Lelie:

- Ms. Lelie recommended that the affordable housing process return to a legislative body as an oversight to the process. She maintained that because the nonprofit entity, which are affordable housing advocates, is now the watchdog of the process is problematic and challenging for municipalities like Wall Township. She asked that the public talk to their legislators to initiate the return.

David Tebbs - 282 Club Drive:

- He said that he was under the impression that the 18th Avenue property was protected. He asked that the Township appoint Planning Board members that would make development difficult in the Township.

Jennifer Spearer - 2610 18th Avenue:

- She spoke of her battle for sidewalks along 18th Avenue. She discussed the drainage from the athletic fields and the affect on her property. She noted some of the traffic and accidents on the road and the potential increase from 200 additional homes.
- She noted that the public has little input on the matter.

Administrator Bertrand:

- Administrator Bertrand explained the access to the proposed development. He detailed some of the nuances of the MOU.

Edward Liston Attorney Representing Thomas Smith of 1800 Murray Drive:

- Attorney Liston clarified his statement regarding the zoning of 18th Avenue and what it will need to be changed to in order to accommodate the MOU. He noted that he is the attorney that fought Peddler's Village; he further explained the differences and similarities between the cases.

Attorney Kean:

- Attorney Kean noted that COAH is litigious and not subject to public input.

Elizabeth Cross - 2043 New Bedford Road:

- Ms. Cross recounted when Peddler's Village was proposed for redevelopment. She recommended that the public start a social media platform against the development of 18th Avenue. Ms. Cross discussed Deputy Mayor Becht's history as a public servant. She opined on the elected officials of Wall Township local government. She spoke of her distrust of public officials. She asked that the Committee attest to the number of meetings with developer Jack Morris. She discussed her discontentment with the Board of Education.

A member of the audience asked how affordable housing is allocated; Ms. Lelie provided an answer. She cited that Point Pleasant Beach has become subject to a Builders Remedy Lawsuit; a question and answer ensued.

Joseph De Lucca - 1003 4th Avenue:

- Mr. De Lucca asked about losing immunity, specifically how zoning could change. He and Ms. Lelie continued a dialogue in which his questions were answered. He asked how the 18th Avenue property could have no affordable units on the proposed project.

Administrator Bertrand:

- Administrator Bertrand provided a brief history on the Township's affordable housing quest, specifically as it relates to the property on 18th Avenue. He cites the challenges the Township anticipates during the next round of affordable housing.
- Mr. De Lucca and Administrator Bertrand continued a question-and-answer dialogue. Ms. Lelie also provided answers to Mr. De Lucca.

Denise Williamsburg Drive:

- She discussed her confusion over the 18th Avenue property. She asked if the developer is trustworthy. She opined that the Township has control over zoning and that it should be used as leverage.

Close Public Comment

Motion - Second – Roll Call Vote

Roll Call – Close Public Comment

Committeeman Farrell			Motion - Yea
Committeeman Kingman			Yea
Committeewoman Mangan			Second - Yea
Deputy Mayor Becht			Yea
Mayor Orender			Yea
Yea	Nay	Recuse	Absent
5	0	0	0

Closing Comments from the Township Committee, Township Attorney and Administrator:**Administrator Bertrand**

- Administrator Bertrand addressed the following:
 - He noted that there is only one clause about eminent domain in the MOU. He clarified that it only has to do with the IBEW property, and that the Township does not intend to invoke it.
 - He discussed some of the environmental concerns.
 - He addressed the article about Mr. McDowell and his intention to donate property to Allaire State Park.
 - Administrator Bertrand discussed some of the concerns with 18th Avenue as it relates to drainage, speed and traffic.
 - He explained the caution the Township needs to exercise when discussing affordable housing because it is often the subject of litigation.
 - He noted that he has had an inordinate number of meetings as it relates to affordable housing.

Committeewoman Mangan

- Committeewoman Mangan thanked the public for their attendance. She said that she is not in favor of development but recognizes the situation that the Township is in. She maintained that the community needs to be a united front. She discussed her willingness to organize a grassroots campaign.

Committeeman Kingman

- Committeeman Kingman noted that the Township is everchanging. He explained that he is not happy to see the changes but accepts them as a part of life. He expressed his sentiments as an elected official and member of the community, noting that he and his colleagues have the best of intentions for the Township of Wall.

Attorney Kean:

- Attorney Kean reiterated the absurdity of bureaucrats to develop a number that a municipality is compelled to fulfill. He noted that there are other ways to incite change and encouraged residents to do so.

Committeeman Farrell

- Committeeman Farrell thanked the public for attending. He discussed the divisiveness of affordable housing. He noted that the Township and the County attempted to purchase the property on 18th Avenue but were denied. He explained that it is a legislative issue. He maintained that the Township Committee is committed to the Township.

Deputy Mayor Becht

- Deputy Mayor Becht echoed the sentiments of his colleagues. He noted that the community has changed and will continue to. He said that the Committee has a duty to serve the public in a manner to achieve the best possible result.

Administrator Bertrand:

- Administrator Bertrand explained that the Township is fighting over the issue of density, not the other socio-

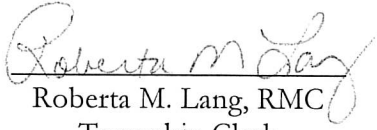
economic issues associated with affordable housing.

Mayor Orender

- Mayor Orender thanked the public for their attendance. He expressed his fear of the Township losing their immunity.

Motion to Adjourn by **Committeeman Kingman** and seconded by **Committeewoman Mangan**. Meeting adjourned at **9:50 pm**.

Respectfully submitted,


Roberta M. Lang, RMC
Township Clerk